074.0	0005	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	737,600 /	737,600
USE VALUE:	737,600 /	737,600
ASSESSED:	737,600 /	737,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRION INBAL
Owner 2:	SHILKROT ROY
Owner 3:	
Street 1:	138 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARATTA ANN M -
Owner 2:	-
Street 1:	138 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .199 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1923 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8680.000	261,300		476,300	737,600
Total Card	0.199	261,300		476,300	737,600
Total Parcel	0.199	261,300		476,300	737,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.57 | /Parcel: 383.57

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	46863
GIS Ref	
GIS Ref	
Insp Date	10/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 074.0-0005-0004.0

!6210!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	261,300	0	8,680.	476,300	737,600		Year end	12/23/2021
2021	101	FV	251,100	0	8,680.	476,300	727,400		Year End Roll	12/10/2020
2020	101	FV	251,100	0	8,680.	476,300	727,400	727,400	Year End Roll	12/18/2019
2019	101	FV	255,400	0	8,680.	476,300	731,700	731,700	Year End Roll	1/3/2019
2018	101	FV	255,400	0	8,680.	408,200	663,600	663,600	Year End Roll	12/20/2017
2017	101	FV	255,400	0	8,680.	381,000	636,400	636,400	Year End Roll	1/3/2017
2016	101	FV	255,400	0	8,680.	326,600	582,000	582,000	Year End	1/4/2016
2015	101	FV	210,500	0	8,680.	292,600	503,100	503,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:30:34

LAST REV

Date	Time
01/29/20	08:21:12
jorourke	

PAT ACCT. 6210

USER DEFINED

Prior Id # 1:	46863
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARATTA ANN M,	73657-82		11/15/2019		775,000	No	No		
	9685-315		9/30/1960	Family		No	No		Francis Baratta dod 3/28/2015

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/1994	103		11,250					REMODEL INTERIOR

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
10/5/2018	MEAS&NOTICE	BS	Barbara S
2/24/2009	Meas/Inspect	163	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/5/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
7/29/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8680		Sq. Ft.	Site		0	70.	0.78	4									476,279						476,300	

Total AC/HA:	0.19927	Total SF/SM:	8680	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	476,279	Spl Credit		Total: 476,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00399506
Adj $ / SQ:	135.539
Other Features:	74175
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378662
Depreciation:	117385
Depreciated Total:	261277

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

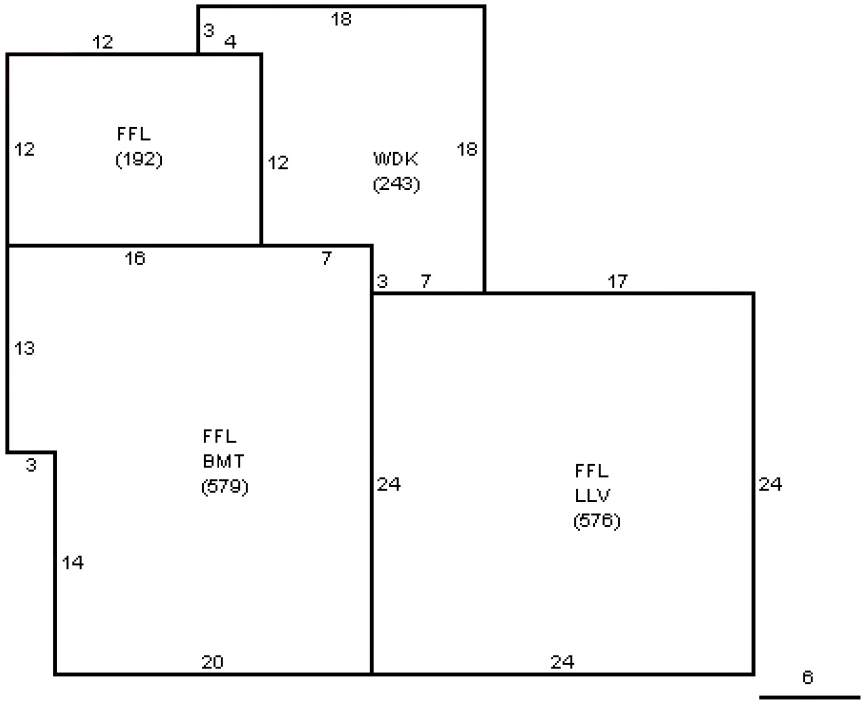
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	149.09
Special Features:	0	Val/Su Net:	95.19
Final Total:	261300	Val/Su SzAd	193.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,347	135.540	182,571
BMT	Basement	579	40.660	23,543
LLV	Lower Level	576	106.740	61,481
WDK	Deck	243	10.160	2,468

Net Sketched Area:	2,745			Total:	270,063
Size Ad	1347	Gross Area	2745	FinArea	1923

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	